

**Full Planning Application 05/02544/FUL  
at  
82 Priestfield Crescent  
Edinburgh  
EH16 5JG**

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**Development Quality Sub-Committee  
of the Planning Committee**

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**1 Purpose of report**

To consider application 05/02544/FUL, submitted by Mr Marshall. The application is for: **Proposed erection of 2 storey extension to existing private dwelling**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application relates to a two storey, end-terrace property situated on south side of Priestfield Crescent. To the front is a small garden, with driveway to the side of the house. There is a garden to the rear. The area is predominantly residential and is characterised by similar properties and bungalows.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

It is proposed to erect a two storey extension to the side of the property to form a new bedroom and shower room at ground floor level with a new bedroom and bathroom on the first floor. The extension will run the entire length of the side elevation and will be set in line with the front building line. The roof of the extension is set down from the ridge of the existing dwelling house. The proposed external materials will be concrete roof tiles and render to match existing.

## **3 Officer's Assessment and Recommendations**

The determining issues are whether the proposal

- a) Represents a sympathetic extension to the existing dwelling house and
- b) Will affect residential amenity of neighbouring properties through loss of privacy, daylight and overshadowing.

a) The extension in terms of its design and use of external materials is acceptable. As the proposed height of the extension will be set down from the existing dwelling house, it creates an adequate visual separation to ensure that it is subordinate to the dwelling house. It will also retain an adequate level amenity space for the property. The extension would not create a terrace effect.

b) The proposed extension immediately abuts the communal boundary that is shared with no 80 Priestfield Crescent. The neighbouring property is of similar character to the application property. It is a two storey end terraced property with a garage and single storey extension to the side and rear in respect of the issues of daylight and overshadowing, the proposed extension relates to a gable to gable situation and therefore is exempt from such assessment as advocated by the relevant Non-Statutory Guidelines. It is not proposed to install any windows to the side-facing boundary and therefore there will be no overlooking or loss of privacy to any of the adjoining properties.

Concerns raised by neighbours in respect of loss of view and reduction in value of properties as a result of the proposal are not material planning considerations.

In conclusion, the proposed development will have no adverse impact on residential amenity.

It is recommended that the Committee approves this application subject to submission of materials specification.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Mary Crowley on 529 3143
<b>Ward affected</b>	50 - Prestonfield
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	25 July 2005
<b>Drawing numbers/ Scheme</b>	01-08

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Linda Nicol on 0131 529 3594. Email: [linda.nicol@edinburgh.gov.uk](mailto:linda.nicol@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 82 Priestfield Crescent  
Edinburgh  
EH16 5JG  
**Proposal:** Proposed erection of 2 storey extension to existing private dwelling  
**Reference No:** 05/02544/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

There is one letter of comment on the file concerned about 'right of access'. One letter of objection from the adjoining property has been received to the proposal. Those concerns raised are as follows:-

- The new building will come to within 8 feet of kitchen window
- The development will completely cut off any natural light creating overshadowing
- The development will shut off view from same window.
- The development will have a detrimental impact on the value of house.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

Central Edinburgh Local Plan – housing and compatible Uses.

### Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

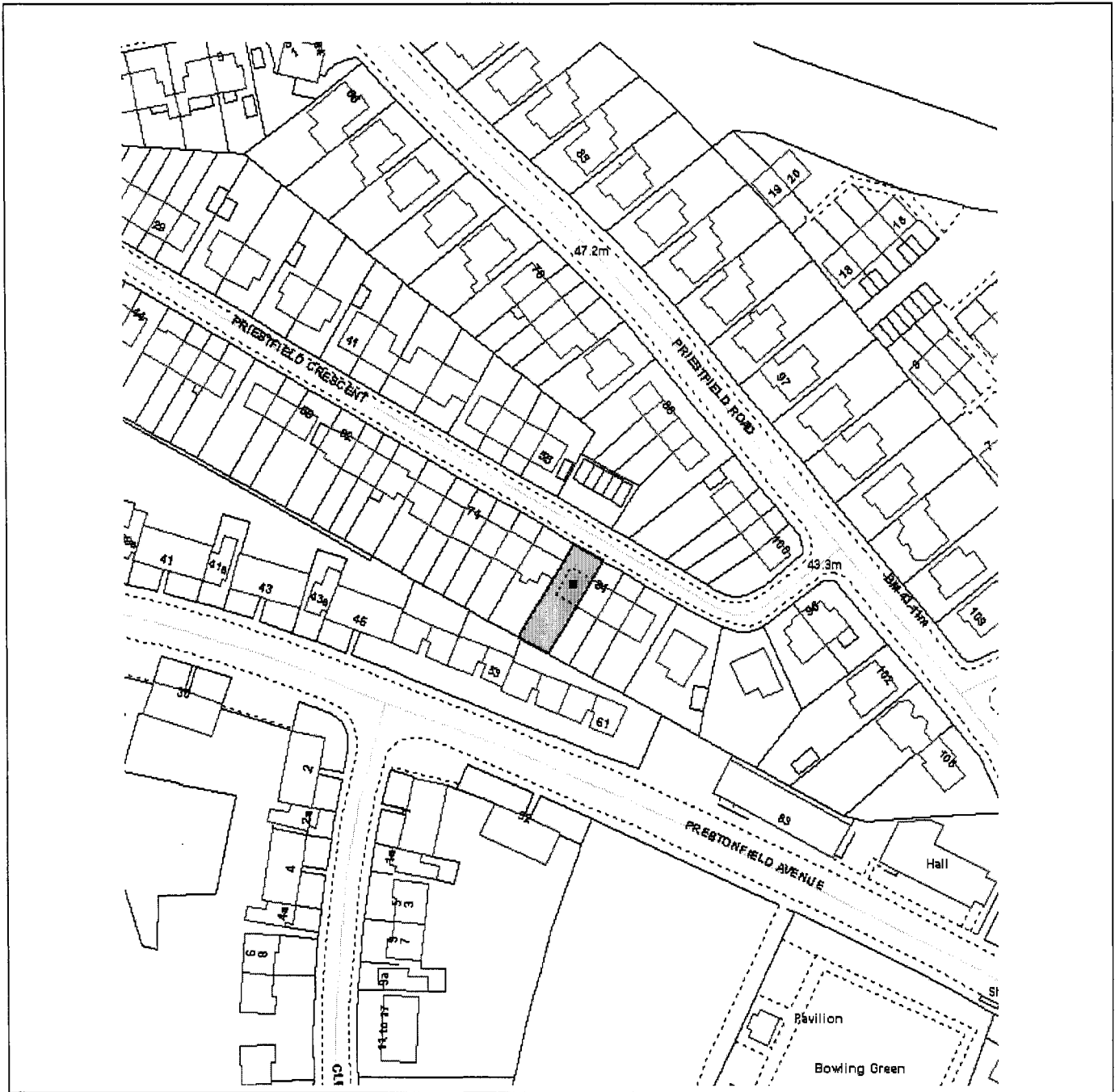
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.

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# **PLANNING APPLICATION**

<b>Address</b>	<b>82 Priestfield Crescent, Edinburgh, EH16 5JG</b>		
<b>Proposal</b>	<b>Proposed erection of 2 storey extension to existing private dwelling</b>		
<b>Application number:</b>	<b>05/02544/FUL</b>	<b>WARD</b>	<b>50- Prestonfield</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			